

SITE DATA

Areas:	
Lot 1, Block 1	= 53,891 +/- square feet or 1.24 +/- acres
Outlot A	= 456,789 +/- square feet or 10.48 +/- acres
Total Property Area	= 510,680 +/- square feet or 11.72 +/- acres

LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—> STORM SEWER
* FOUND REBAR	—> SANITARY SEWER
○ SET 1/2 INCH X 1/4 INCH IRON MONUMENT, MARKED "LS 5342"	—> MAPPED SANITARY SEWER
⊗ CATCH BASIN	—> MAPPED WATERMAIN
⊙ STORM MANHOLE	—> MAPPED UNDERGROUND ELECTRIC
○ SANITARY MANHOLE	—> CONCRETE CURB
⊕ HYDRANT	—> CONTOUR
⊕ GATE VALVE	—> SPOT ELEVATION
⊕ HAND HOLE	—> CONIFEROUS TREE
⊕ LIGHT POLE	—> CEDAR
⊕ SIGN	—> DECIDUOUS TREE
⊕ UNDERGROUND UTILITY MARKER	—> BOXELDER
—> PARTIAL TOPOGRAPHY LIMITS	—> ELM
—> BSBL BUILDING SETBACK	—> TOP OF CURB

ZONING INFORMATION

Current Zoning: COR-2a
Proposed Zoning: COR-2b

Yard (Building) Setbacks:
Front 15 feet Maximum
Side 0 feet Minimum
Rear 0 feet Minimum

Off-Street Parking Setbacks:
Front 0 feet Minimum
Side 0 feet Minimum
Rear 0 feet Minimum

CORTRUST BANK

RAMSEY, MN

CORTRUST BANK

1300 BABCOCK BLVD E
DELANO, MN 55328

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intellectual or contractual rights, additions, or deletions to these CADD files shall be made at the full risk of the party making such requests, additions or deletions and the party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

04/17/23 PLAN ISSUED

PROFESSIONAL SIGNATURE

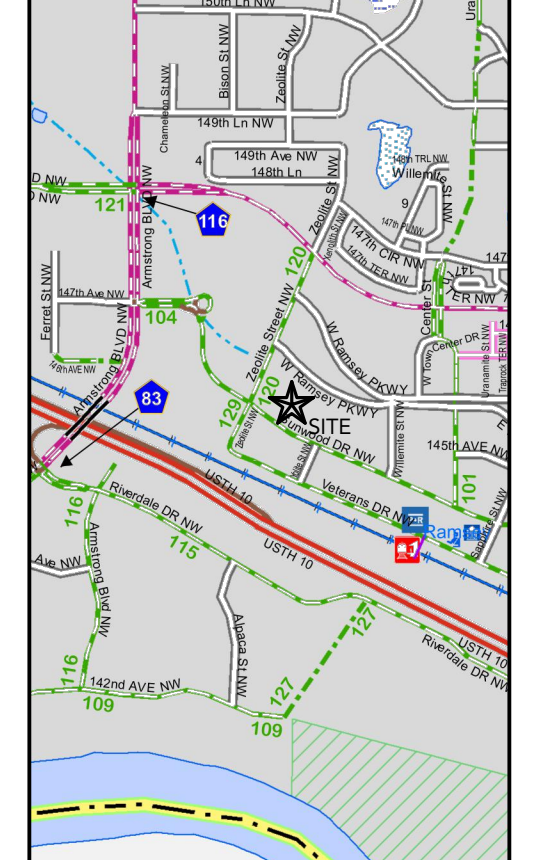
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janet J. Auerbach
Janet J. Auerbach - PLS
License No. 53642
Date 04/17/23

QUALITY CONTROL

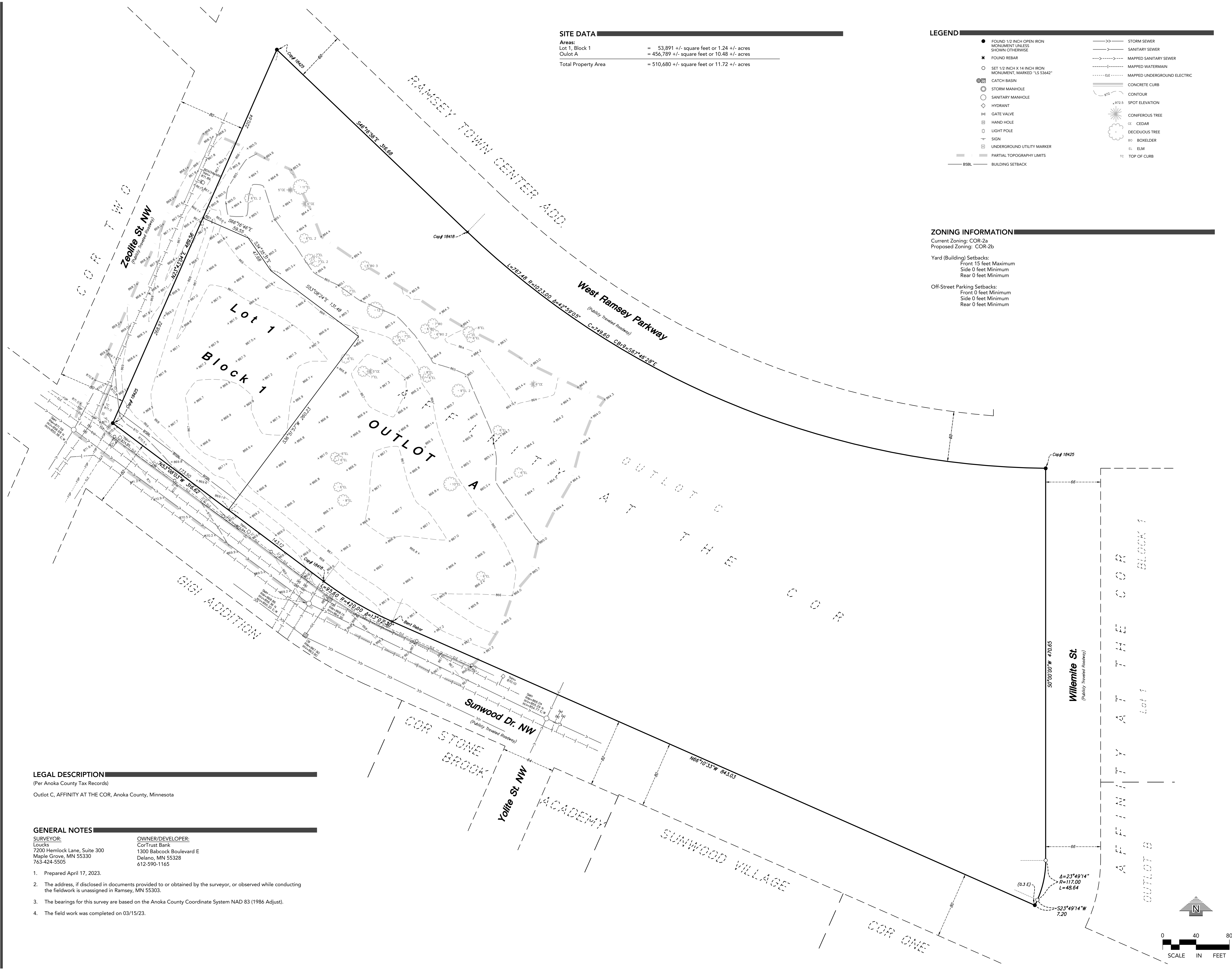
Loucks Project No. 23024A
Project Lead JJA
Drawn By SEK
Checked By JJA
Field Crew DJP

VICINITY MAP



SKETCH PLAN

1 OF 1

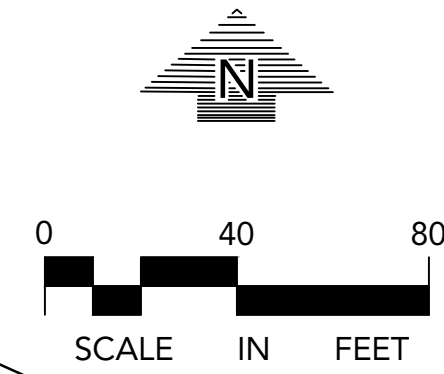


LEGAL DESCRIPTION

(Per Anoka County Tax Records)
Outlot C, AFFINITY AT THE COR, Anoka County, Minnesota

GENERAL NOTES

- | | |
|---|--|
| SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505 | OWNER/DEVELOPER:
CorTrust Bank
1300 Babcock Boulevard E
Delano, MN 55328
612-590-1165 |
|---|--|
- Prepared April 17, 2023.
 - The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is unassigned in Ramsey, MN 55303.
 - The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
 - The field work was completed on 03/15/23.



Plotted: 04/17/2023 9:37 AM W:\2023\23024\CADD DATA\SURVEY\Long Sheet\Plan\23024A_P11.PLT